



MINUTES
Winfield Town Council Meeting
Meeting date: Tuesday, October 24, 2023

Call to Order: A meeting of the Winfield Town Council was held at the Winfield Government Center, 10645 Randolph Street, Winfield, Indiana on Tuesday, October 24, 2023. The meeting convened at 7:34pm. The Pledge of Allegiance was recited.

Members in attendance: Tim Clayton, Dave Anderson, Zack Beaver, and Jon Derwinski

Also in attendance: Rick Anderson, Clerk-Treasurer; Nick Bellar, Town Administrator/Planning and Zoning Administrator; David Austgen, Town Attorney; Shaun Finney, Engineer, DLZ; Tony Clark, Public Works Director

Not in attendance: Michael Lambert and Michael Duffy, Engineer, DLZ

PUBLIC COMMENTS (Agenda Items): None.

CITIZENS/INDIVIDUALS REQUESTING PLACEMENT ON AGENDA (Non-related to the Agenda): None.

MINUTES TO BE APPROVED:

Dave Anderson made a motion to approve the Joint Town council and Sewer Board Executive Session of September 26, 2023, Town Council Executive Session of October 10, 2023, Town Council Meetings of September 26, 2023, and October 10, 2023. Second by Zack Beaver. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

STAFF REPORTS SUBMITTED IN WRITING AND VERBAL:

Nick Bellar has the building department stats, and they are at 145 new homes this year. It's been since the mid 2000's since Winfield has had that many newly constructed homes. The park signage project is wrapping up. The local Eagle Scouts did a concrete corn hole set aka bag set at the Randolph Park. Nick Bellar stated that the local boys were Quinn Clayton and James Jongsma, who completed the project. Tim Clayton stated that both gentlemen will be coming in with a presentation. Part of the project is also having the Eagle Scouts make bags which will be available at the library for checkout.

Marshall Ball presented his report verbally. They are doing emergency vehicle operation training with the Lowell Police Department. Lowell has also received a grant for defensive tactics training at a martial arts studio in Schererville. The grant included other local agencies in which Lowell included Winfield. Marshall Ball will be sending a couple of guys to check it out. Officer Wilson has four weeks left at the academy in Hobart and is doing well. Marshall Ball hopes to get him out on patrol at the beginning of the year.

Tony Clark stated that branch pickup has ended for the year and leaf pickup begins tomorrow. They have started working on some of the MS4 stuff checking on the stormwater inlets. Hoping by the end of the year they will have the stormwater inlets taken care of and then move onto sewer.

Kevin Heerema reported that they had 120 total calls with 60 being in town. They have two going through the academy with two more signed up to start in January. They completed fire prevention



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at the elementary schools along with the daycares. Next event that they have is the Stop Drop and Donate that will take place in December to collect for the food pantry.

SPECIAL ACTIONS:

1. *Opening of Bids for Public Works Building Project*

Rick Anderson stated that 5 Bids did come in and this has been properly advertised.

- Gariup Construction: \$1,563,700
- Hasse Construction: \$1,583,000
- Integral Construction: \$1,583,200
- Larson Danielson: \$1,464,442
- Vogts Construction: \$1,365,000

Dave Anderson motioned to take the bids under advisement. Zack Beaver seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

2. *Second Public Hearing – Preliminary Determination to Enter into the First Amendment to Lease.*

Rick Anderson stated that this is a carryover from the last meeting. There is a series of two public hearings. Rick distributed hard copies of the following to all meeting attendees and read the following information:

TOWN OF WINFIELD BUILDING CORPORATION
FIRST MORTGAGE BONDS, SERIES 2023
(SEWAGE WORKS TREATMENT PLANT PROJECT)
PUBLIC HEARINGS: OCTOBER 10, 2023 & OCTOBER 24, 2023

Preliminary Determination Public Hearing Introduction Narrative

Notices of public hearings have been previously published to permit the Town Council to conduct public hearings in conjunction with its consideration of entering into a First Amendment to Lease (the “First Amendment”) with the Town of Winfield Building Corporation which would permit the building corporation to issue its lease rental bonds. The proceeds of such lease rental bonds would be used for funding all or a portion of (1) the expansion, renovation and improvement of the Town’s Wastewater Treatment Plant to 1.60 MGD including any or all of the following improvements: (a) construction of a third channel oxidation ditch with aerators, piping and gates, (b) construction of two new secondary clarifiers, (c) addition of a fine screen, (d) addition of new site piping, lighting and electrical controls, (e) RAS/WAS pump upgrades, and (2) a new blower and chemical feed system (clauses (1) and (2), collectively, the “2023 Project”). Indiana law requires that the Town Council conduct two (2) public hearings prior to considering adoption of a resolution preliminary determining to enter into the First Amendment to Lease for certain controlled projects. Tonight, the Town Council will conduct the first hearing. The law requires that the following information be made available to the public at each hearing:

1. Maximum lease rental payable under the First Amendment: **\$800,000**
2. Maximum term of the First Amendment: **20 years**
3. Estimated Interest Rate on the Bonds: **6.5%**
4. Estimated Total Interest Cost for the Bonds: **\$6,515,058.**
5. If the Town Council adopts a resolution making a preliminary determination following the second public hearing on October 24th, a notice of that determination would be published, and property owners or registered voters would have



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30 days following the publication to file a petition requesting the application of the petition/remonstrance process for the proposed First Amendment.

6. The Town’s current debt service levy is **\$1,507,622 which consists of the lease payments for the Lease Rental Revenue Bonds, Series 2020A and 2020B along with the 2018 General Obligation Bonds, the 2020 General Obligation Bonds and the 2022 General Obligation Bonds** and the current debt service rate which is **\$0.2383** cents per \$100 of assessed valuation.
7. The estimated increase if the First Amendment is entered into by the Town to the debt service levy is **\$800,000 for the first annual payment of the Proposed 2023 Bonds** and the tax rate is **\$0.1235** cents per \$100 of assessed valuation.
8. Please see attached Exhibit A for debt service levy and tax rate estimates over the next ten (10) years.
9. The percent of the Town’s current and projected debt service payments divided by the net assessed value of the taxable property within the Town (the “Net Assessed Value”) is approximately **3.3878% which is comprised of the Lease Rental Revenue Bonds 2020A and 2020B and the Proposed 2023 Bonds along with the 2018 General Obligation Bonds, the 2020 General Obligation Bonds and the 2022 General Obligation Bonds.**
10. The percent of the Town’s outstanding long-term debt coupled with the outstanding long-term debt of other taxing units located within the Town divided by the Net Assessed Value is approximately **8.5404%**.

EXHIBIT A

10 Year Debt Service Levy & Tax Rate Estimates

- (1) Existing Debt Service includes the Lease Rental Revenue Bonds 2020A and 2020B, along with the 2020 General Obligation Bonds and the 2022 General Obligation Bonds.
- (2) Tax Rate is calculated using the 2024 Net Assessed Value of \$666,266,221 as provided by Indiana Gateway.

<u>Year</u>	<u>Proposed 2023 Bonds</u> <u>Debt Service</u>	<u>Existing Debt Service</u> <u>(1)</u>	<u>Estimated Debt Service</u> <u>Levy</u>	<u>Estimated Tax</u> <u>Rate</u>
2024	\$800,000.00	1,208,064.00	\$2,008,064.00	0.3014
2025	762,113.00	1,204,542.00	1,966,655.00	0.2952
2026	751,350.00	895,853.00	1,647,203.00	0.2472
2027	759,938.00	889,758.00	1,649,696.00	0.2476
2028	757,226.00	451,693.00	1,208,919.00	0.1814
2029	758,375.00	453,893.00	1,212,268.00	0.1819
2030	758,226.00	450,593.00	1,208,819.00	0.1814
2031	761,775.00	451,893.00	1,213,668.00	0.1822
2032	758,700.00	455,968.00	1,214,668.00	0.1823
2033	754,325.00	450,868.00	1,205,193.00	0.1809

7:26 pm – Tim Clayton opened the public hearing for the Second Public Hearing on the Preliminary Determination to Enter into the First Amendment to Lease. Following multiple requests for comment, none were offered.

7:26 pm – Public Hearing Closed

3. Consolidated Public Hearing on the Need for the Execution of the First Amendment to Lease and the Appropriation of the Bond Proceeds.

Rick Anderson stated that this is another required public hearing for the need to execute the first amendment to the lease and the appropriation of the bond proceeds.



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7:27 pm – Tim Clayton opened the public hearing for the Consolidated Public Hearing on the Need for the Execution of the First Amendment to Lease and the Appropriation of the Bond Proceeds. Following multiple requests for comment, none were offered.

7:27 pm – Public Hearing Closed

NEW BUSINESS:

1. *Resolution 2023-11, Preliminary Determination to Enter into a First Amendment to Lease for 2023 Sewage Works Project.*

Rick Anderson stated that this is a resolution that has been prepared by our legal and bond council to approve the official entering into the lease for the WWTP Expansion. Dave Anderson made a motion to adopt Resolution 2023-11, In Tile Only of the Resolution of the Town Council, Town of Winfield, Lake County Indiana making a Preliminary Determination to Enter into a First Amendment to Lease for 2023 Sewage Works Project confirming that we propose first Amendment to Lease Authorizing Direct Execution of the First Amendment to Lease the Publication of the Notice of its Execution and Authorizing Other Actions Related Thereto. Zack Beaver seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

2. *Resolution 2023-12, Additional Appropriations for 2023 Sewage Works Project.*

Dave Anderson made a motion to adopt Resolution 2023-12, In Tile Only Resolution of the Town Council, Town of Winfield, Lake County Indiana Appropriating the Lot Received for the Town of Winfield Building Corporation In Connection With the First Amendment of the Lease and All Matters Thereto. Zack Beaver seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

3. *Town Council to Sign First Amendment to Lease for 2023 Sewage Works Project.*

Rick Anderson presented the official document of the lease that will be signed at the end of the meeting.

4. *Consideration of Pay Application #1, Rieth-Riley Construction, Decatur St. Paving Project, \$478,606.31.*

Shaun Finney reviewed the pay application and recommended payment. Zack Beaver made motion to Pay Application #1, Rieth-Riley Construction, Decatur St. Paving Project in the amount of \$478,606.31. Jon Derwinski seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

5. *Consideration of 2023 EMS Rate Schedule per Ordinance 229-D, Schedule of Fees for Emergency Medical Services.*

Rick Anderson stated we adopted Ordinance 229-D back in September of 2021. There was a clause in that ordinance that imposes a 3% increase each year. Zack Beaver made a motion to approve the LOFS EMS Ordinance for the increase for 2024. Jon Derwinski seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.



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6. Consideration of Engagement with Robert Baird & Co., Underwriting Services for 2023 Sewage Works Project.

Rick Anderson stated that we have utilized Robert Baird Underwriting in the past when we did the last WWTP project expansion. We were happy with the service that they had provided. Attorney Austgen has reviewed this agreement and stated that they are part of the team. Dave Anderson made a motion to Engage with Robert Baird & Co., Underwriting Services for 2023 Sewage Works Project. Zack Beaver seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

TREASURER’S REPORT

Rick Anderson stated that there are a couple of unusual claims tonight. First being the Integral Construction for the Lift Station Pay Application #11 for \$346,738. Milestone for the 121st Project Pay Application #6 for \$112,210. The Right of Way at 109th and Green Place purchase, and finally the additional electric at Randolph Park in the amount of \$36,130. Total claims for the month are \$1,064,439.95. Dave Anderson made a motion to pay claims in the amount of \$1,064,439.95. Jon Derwinski seconded the motion. The motion carried 4-0, Councilman Michael Lambert was not in attendance.

FUTURE MEETINGS:

- Board of Zoning Appeals – Thursday, November 9, 2023, at 5:30 PM
- Plan Commission – Thursday, November 9, 2023 at 6:00 PM
- Sewer Board – Tuesday, November 14, 2023, at 6:30 PM
- Storm Water Board – Tuesday, November 14, 2023, at 6:45 PM
- Town Council – Tuesday, November 14, 2023, at 7:00 PM

ADJOURNMENT:

Zack Beaver made a motion to adjourn the meeting. Dave Anderson seconded the motion. All were in favor, the motion carried 4-0. The meeting was adjourned at 7:34 p.m.

Tim Clayton
Town Council President

Richard C. Anderson Jr.
Clerk-Treasurer

Date of Approval

Dawn Petersen
Recording Secretary